

1 BILL NO. R-86-05-06

2 DECLARATORY RESOLUTION NO. R-3886

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as 120-128 and 150-168  
7 East Collins Drive, Fort Wayne, Indiana.  
8 (Beld-Collins, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated  
10 April 23, 1986, to have the following described property  
11 designated and declared an "Economic Revitalization Area" under  
12 Division 6, Article II, Chapter 2 of the Municipal Code of the  
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
14 12.1, to-wit:

15 **(120-128 East Collins)**

16 Part of Block A in Enterprise  
17 Center, Section I, as recorded  
18 in Plat Book 32, page 69, in  
19 the Office of the Allen County  
20 Recorder, described as follows:

21 Commencing at a point on the  
22 North line of said Block A,  
23 850 feet West of the Northeast  
24 corner thereof; thence South  
25 at a right angle to said North  
26 line, 375.5 feet to the point  
27 of beginning; thence continuing  
28 South at a right angle to said  
29 North line, 100 feet to the  
30 South line of said Block; thence  
31 West on said South line 185.0  
32 feet to the Southwest corner  
of Block A; thence North with  
a deflection angle to the right  
of 90 degr. 19 min. 30 sec. along  
the West line of Block A, a  
distance of 100.0 feet; thence  
East parallel to the North line  
of Block A, a distance of 184.44  
feet to the point of beginning,  
containing 0.424 acres.

33 **(150-168 East Collins)**

34 Part of Block A in Enterprise  
35 Center, Section I, as recorded  
36 in Plat Book 32, page 69, in  
37 the Office of the Allen County  
38 Recorder, described as follows:

39 Commencing at a point on the  
40 North line of said Block A,



Page Two

700 feet West of the Northeast corner thereof; thence South at a right angle to said North line, 375.5 feet to the point of beginning; thence continuing South at a right angle to said North line 100 feet to the South line of said Block; thence West on said South line 150.0 feet; thence North 100 feet; thence East 150.00 feet, containing 0.344 acres.

said property more commonly known as 120-128 and 150-168 East Collins Drive, Fort Wayne, Indiana;

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 4, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 3 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";



1 Page Three

- 2 (c) Common Council shall publish notice in accordance  
3 with I.C. 5-3-1 of the adoption and substance of  
4 this Resolution and setting this designation as an  
5 "Economic Revitalization Area" for public hearing;  
6 (d) If this Resolution involves an area that has al-  
7 ready been designated an allocation area under  
8 I.C. 36-7-14-39, then the Resolution shall be re-  
9 ferred to the Fort Wayne Redevelopment Commission  
10 and said designation as an "Economic Revitalization  
11 Area" shall not be finally approved unless said  
12 Commission adopts a resolution approving the peti-  
13 tion.

14 SECTION 3. That, said designation of the hereinabove  
15 described property as an "Economic Revitalization Area" shall  
16 only apply to a deduction of the assessed value of real estate.

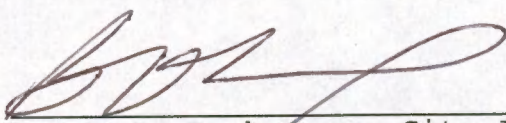
17 SECTION 4. That this Resolution shall be subject to  
18 being confirmed, modified and confirmed or rescinded after public  
19 hearing and receipt by Common Council of the above described re-  
20 commendations and resolution, if applicable.

21 SECTION 5. That it is the preliminary intent of Common  
22 Council to recommend a six (6) year deduction from the assessed  
23 value of the real property. The length of the deduction will be  
24 finally determined by Common Council, pursuant to I.C. 6-1.1-  
25 12.1-3(b), after receipt of the owner's application from the  
26 County Auditor.

27 SECTION 6. That this Resolution shall be in full force  
28 and effect from and after its passage and any and all necessary  
29 approval by the Mayor.

30   
31 Councilmember

32 APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: \_\_\_\_\_

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. D-38-86  
on the 13th day of May, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy

Samuel J. Talarico

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of May, 1986, at the hour of 11:00 o'clock AM.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of May, 1986, at the hour of 2<sup>00</sup> o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☒ Real Estate Improvements  
☐ Personal Property (New Manufacturing Equipment)  
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Beld-Collins

Address of Applicant's Principle Place of Business:

2548 Simon Road  
Huntertown, IN 46748

Phone Number of Applicant: (219 ) 484-0711

Street Address of Property Seeking Designation:

120-128 and 150-168 East Collins  
Fort Wayne, In.

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>x</u>	<u>—</u>
Is the project site within the flood plain?	<u>—</u>	<u>x</u>
Is the project site within the rivergreenway area?	<u>—</u>	<u>x</u>
Is the project site within a Redevelopment Area?	<u>—</u>	<u>x</u>
Is the project site within a platted industrial park?	<u>—</u>	<u>x</u>
Is the project site within the designated downtown area?	<u>—</u>	<u>x</u>
Is the project site within the Urban Enterprise Zone?	<u>—</u>	<u>x</u>
Will the project have ready access to City Water?	<u>x</u>	<u>—</u>
Will the project have ready access to City Sewer?	<u>x</u>	<u>—</u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>—</u>	<u>x</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-1

What zoning classification does the project require? M-1

What is the nature of the business to be conducted at the project site?  
office, warehouse and light manufacturing

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

none

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land	<u>7700</u>
Improvements	<u></u>
Total	<u>7700</u>

What was amount of Total Property Taxes owed during the immediate past year? 844.82 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

10,000 sq. ft. wood frame, multi-unit for office, warehouse  
and light manufacturing

Cost of Improvements: \$ 400,000.00

Development Time Frame:

When will physical aspects of improvements begin? May 15, 1986

When is completion expected? August 15, 1986

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property:



What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 0

How many permanent jobs will be created as a result of this project?  
10 - 40

Anticipated time frame for reaching employment level stated above?  
1 yr.

What is the nature of those jobs?  
office, sales, management

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

In what Township is project site located? Washington

In what Taxing District is project site located? 80 Washington

G. CONTACT PERSON:

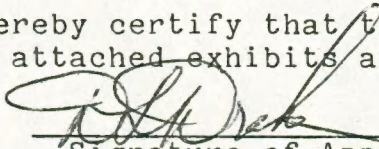
Name & Address of Contact Person for further information if required:

D. L. Drake

2548 Simon Road, Hometown, In. 46748

Phone Number of Contact Person ( 219 ) 484-0711

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

  
\_\_\_\_\_  
Signature of Applicant

4/23/86

\_\_\_\_\_  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



**BELD-COLLINS**  
2548 SIMON ROAD  
HUNTERTOWN, IND. 46748

April 23 19 86

71-1232/749

2206

PAY TO THE  
ORDER OF

\*\*\*\*\*CITY OF FORT WAYNE\*\*\*\*\*

\$ 50.00

Fifty and no/100 -----

DOLLARS



**ANTHONY WAYNE BANK**  
FORT WAYNE, INDIANA 46802

MEMO filing fee tax abatement

*Tom W. Beld*  
*Margaret S. Beld*

⑆074912328⑆

027 269 200 2206

STATE STREET, HUNTERTOWN, IND.



# CERTIFICATE OF SURVEY

OFFICE OF:

**JOHN R. DONOVAN**  
 REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA  
 REGISTERED LAND SURVEYOR No. 9921 INDIANA  
 FORT WAYNE, INDIANA

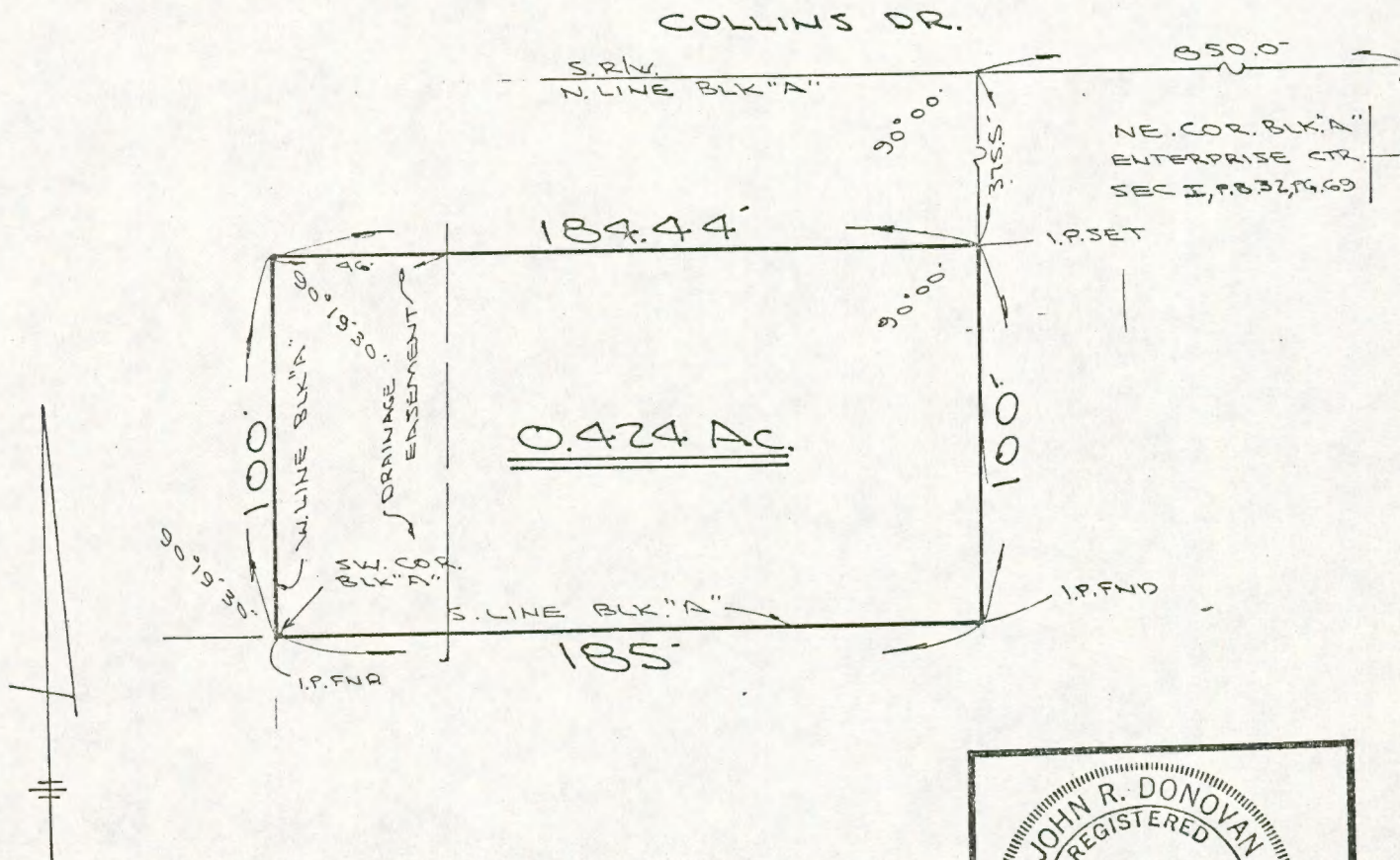
The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

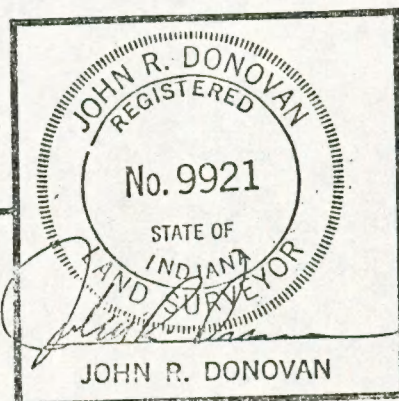
The description of the real estate is as follows, to wit: Part of Block A in Enterprise Center, Section I, as recorded in Plat Book 32, page 69, in the Office of the Allen County Recorder, described as follows:

Commencing at a point on the North line of said Block A, 850 feet West of the Northeast corner thereof; thence South at a right angle to said North line, 375.5 feet to the point of beginning; thence continuing South at a right angle to said North line, 100 feet to the South line of said Block; thence West on said South line 185.0 feet to the Southwest corner of Block A; thence North with a deflection angle to the right of 90 deg. 19 min. 30 sec. along the West line of Block A, a distance of 100.0 feet; thence East parallel to the North line of Block A, a distance of 184.44 feet to the point of beginning, containing 0.424 acres.

NOTE: According to the Flood Insurance Rate Map, (FIRM) number 180003 0005B, dated April 3, 1985, the herein described real estate is not located in a flood hazard area (Zone C).



JOB FOR: DRAKE





# CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA

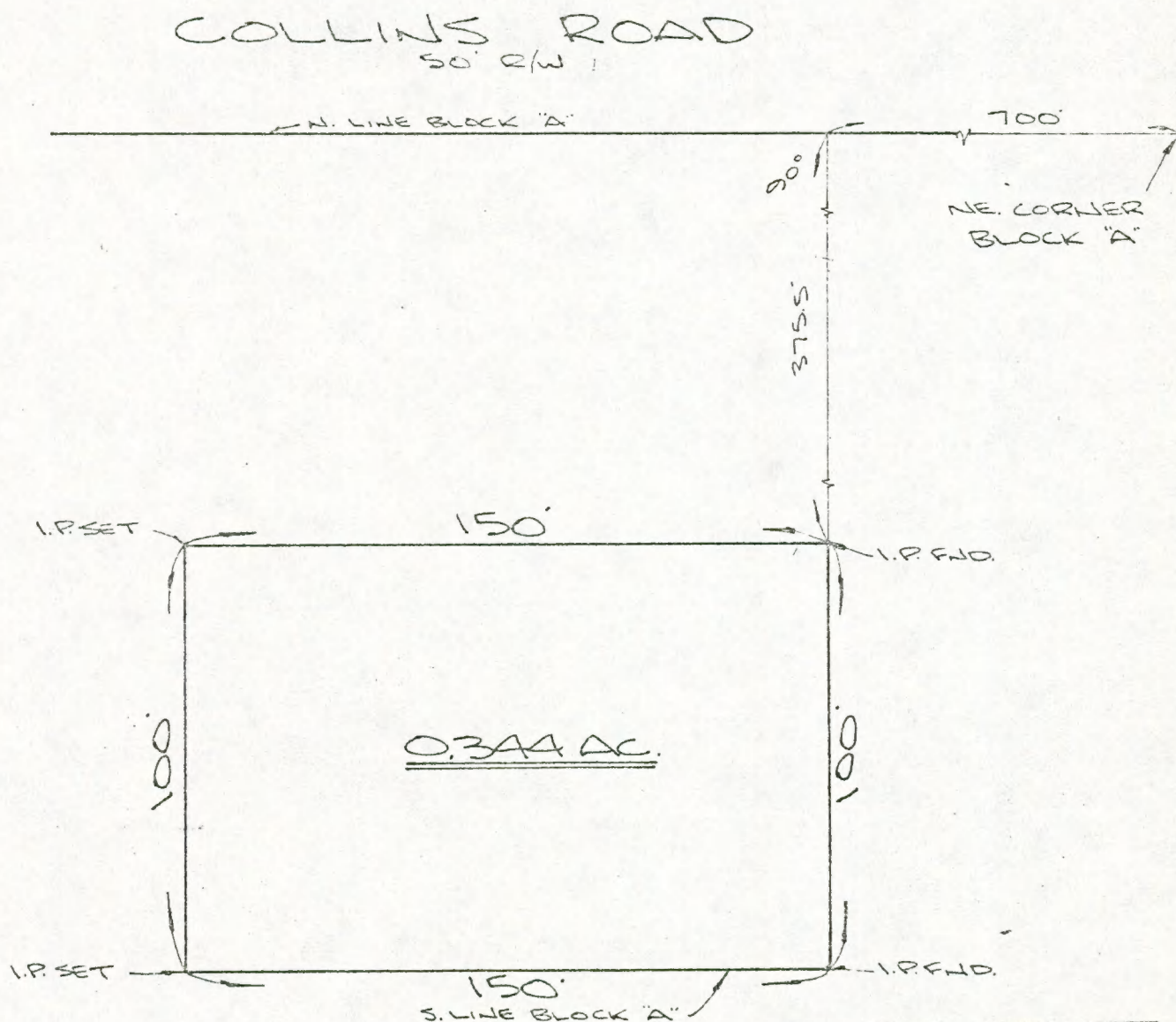
REGISTERED LAND SURVEYOR No. 9921 INDIANA

FORT WAYNE, INDIANA

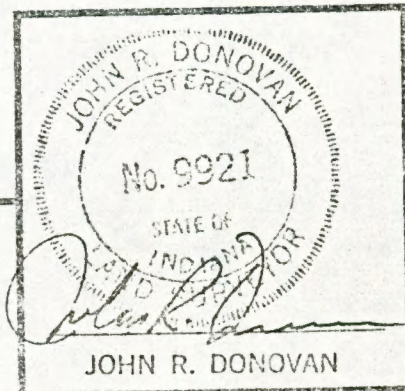
The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: SEE ATTACHED SHEET!



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

JOB FOR: DRAKE1" = 40'  
11-16-83



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CERTIFICATE OF SURVEY

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OFFICE OF:

JOHN R. DONOVAN  
REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA  
REGISTERED LAND SURVEYOR No. 9921 INDIANA  
FORT WAYNE, INDIANA

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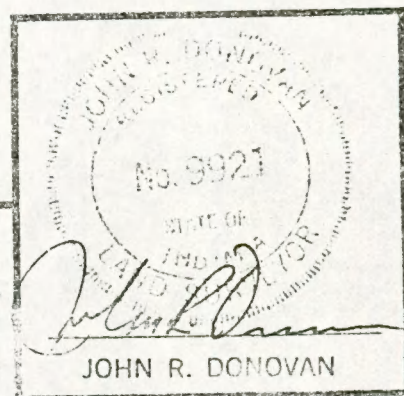
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Commencing at a point on the North line of said Block A, 700 feet West of the Northeast corner thereof; thence South at a right angle to said North line, 375.5 feet to the point of beginning; thence continuing South at a right angle to said North line 100 feet to the South line of said Block; thence West on said South line 150.00 feet; thence North 100 feet; thence East 150.00 feet, containing 0.344 acres.

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JOB FOR: DRAKE

11-10-83





Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-86-05-06

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 120-128 and 150-168 East Collins Drive, Fort Wayne, Indiana. (Beld-Collins, Petitioner).

EFFECT OF PASSAGE A 10,000 sq. ft. wood frame, multi-unit building will be constructed for office, warehouse and light manufacturing, on property that is currently vacant.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-86-05-06

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 for property commonly

known as 120-128 and 150-168 East Collins Drive, Fort Wayne, Indiana

(Beld-Collins, Petitioner)

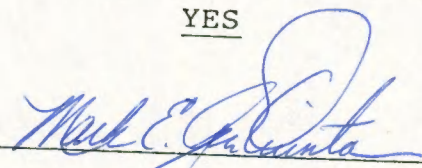
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)

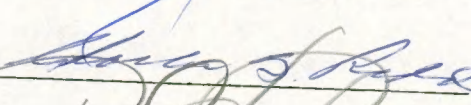
(RESOLUTION) \_\_\_\_\_

YES

NO



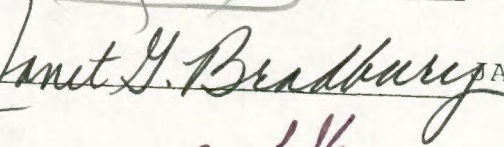
MARK E. GiaQUINTA  
CHAIRMAN



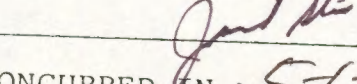
CHARLES B. REDD  
VICE CHAIRMAN



PAUL M. BURNS



JANET G. BRADBURY



JAMES S. STIER

CONCURRED IN 5-13-86

SANDRA E. KENNEDY  
CITY CLERK